

ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, JANUARY 29, 2013 [actually February 28]
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM

Members Present: Ron Klattenberg, Ed Dypa, Augie DeFrance, Annabelle Malone, Phil Pessina, Larry Riley, Ryan Kennedy, Bill Wasch
Members Absent: Trevor Davis, Ed Monarca
Others Present: Beth Lapin, Bill Oliver and Naveen Macherla (IT), Ron Organek, Alex N. Gecan (Middletown Press), Bob Dobmeier (Public Works), Debbie Stanley (Parks & Rec/Senior Center)
Guests: John Ireland, Lynne Panagotopoulos, & Aris Stalis (SP+A), Sue Wasch & Maria Holzberg, (Middletown Garden Club), Jan Cunningham (Historic Preservation Services), Pat Jackowski, Genie Dypa

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 5:59 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the January 29, 2013 minutes. Augie DeFrance made the motion to accept, seconded by Larry Riley. The vote to approve was unanimous, with Ed Dypa abstaining.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Ron reviewed the January 31 financial report. Payment since the previous report included Sect/asst, Tavino, SP+A (three payments). With a motion to approve from Augie DeFrance, Ed Dypa seconded, and the vote to approve was unanimous.

BUDGET ITEMS

Ron indicated receipt of an invoice from SP+A for \$18,021.40, which included 20% toward Construction Documents (\$9,954), 20% Amendment #1 Construction Documents (\$3,867.40), and 20% for Amendment #2 Schematic Design (\$4,200). Augie DeFrance made the motion to pay the invoice, seconded by Ed Dypa. The vote to approve was unanimous.

4.0 PUBLIC COMMENTS

There were none.

5.0 OLD BUSINESS

PARKING ON DURANT TERRACE AND BIRDSEY AVENUE

Phil reported that both Sergeant Aresco and the Fire Department would approve moving on-street parking on Durant Terrace and Birdsey Avenue to the Senior Center side of those streets, as long as residents were agreeable. Ron and Phil will survey neighbors on a Saturday morning to confirm.

BUILDING SECURITY SYSTEMS AND OPTIONS

Phil called New London Senior Center but had not heard back.

6.0 NEW BUSINESS

LANDSCAPE DESIGN/MIDDLETOWN GARDEN CLUB

Aris Stalis met with Susan Wasch and Maria Holzberg, Middletown Garden Club, who suggested adding some raised planted beds (vegetables) near the bocce court, timber compost bins near trash dumpsters, a garden of fragrant flowers on the Southeast Corner of the walking trail and fern gardens at the entrance.

Aris reported that, near the bocce court, there will be wood benches (not a wall), some with backs, some not. Related to pavers, he indicated the bocce court will use regular pavers, the driveway area would be a bit rougher, and the patio near parking will be smooth pervious pavers, if the budget allows. The bocce court will be clay unless Phil gets information otherwise. The walking path will be scored standard concrete sidewalk and curbs will be extruded concrete. Cutoff lighting, focusing on parking, will provide up to two foot-candles (only one required), with an effort to keep the contrast limited.

BUILDING INTERIOR DEMOLITION: Public Works

Bob reported that Public Works spent three weeks doing light demo (removing carpeting, all ceiling panels on second floor except around lights, old furniture, and an interior wall). John Ireland reported that the structure is sound and well constructed, with a concrete base, steel frame, and wood framing. Ron and Phil will email Bill Russo to thank his crew.

GEOHERMAL UPDATE

John Ireland reported their drawings incorporate 18 borings and associated conduit to reach the building. They will arrange for temporary sediment storage areas for material coming from the boreholes.

CIVIL ENGINEERING PLANS AND REVIEW: SP+A

No additional comments.

INTERIOR DESIGN DISCUSSION: SP+A

Lynne Panagotopoulos led a discussion of the interior design, which used Depression Era finishes, colors, styles, and materials. Heavy-use areas (kitchen, kiln) will have quarry tile or linoleum (game room perimeter, dining area, conference room credenza, craft room), while the entrance hallway, conference room and landing will have adhesive tile carpeting with low nap. The upper wooden flooring will be retained to the extent possible, restained, and varnished. Wooden cabinets will remain except in one area and those will be used downstairs. Glass cabinets on second floor would be retained, with the addition of a light to display artwork. All painted wood trim will be repainted; all stained trim would be restained. Blackboards will remain on the long wall, corkboard added for notes/sound suppression, and material will be added between floors for noise deadening to allow multiple concurrent activities.

Overall the committee was pleased with her presentation. They suggested a cream color for the wainscoting, lighter colored carpeting, and floor patterns with less contrast for those with visual

problems. The group also asked SP+A to research the longevity of the suggested flooring. They requested handrails added to the main hallway and upstairs corridor and to all toilets stalls, with toilets raised. John indicated the standard for toilet height is 16-18 inches. The new toilets can be easily set at 17 inches. Jan suggested they use an upstairs bath tile that complements the existing red tile.

INFORMATION TECHNOLOGY/SECURITY: Bill Oliver

Bill reported he marked up the plan and reviewed office circuits. The group agreed to a 36" monitor in the lobby for announcements.

IT has strong preference to use a high and low voltage contractor already engaged by the city for the electrical work. It was unclear if this would be allowed with the SHPO grant. Ron will bring this up with SHPO.

SHPO RESTORATION FUNDS UPDATE

Ron reported he and Beth attended a SHPO meeting that reviewed bid process, necessary documents, and such. It was unknown if the governor's change in amount to SHPO would impact the grant.

SHPO TAX CREDITS APPLICATION UPDATE

Jan clarified the Tax Credit application will require three sets of 16 x 22 drawings and one set of specs. Jan couldn't assess the city's chance of success for tax credits until she reviewed the plans. She indicated SP+A will need to provide a schedule of values, certificate of ownership, and authorization from the mayor.

MILITARY MUSEUM UPDATE

Ron and Phil's Common Council packets included an item to accept \$300K from state, which will be paid to the City after funds are expended. Augie and Larry reported that, by the end of April, they will be moving material to Remington Rand for storage until the museum is ready.

EAGLE ENVIRONMENTAL TESTING

Bob D. said Eagle sent their final report to SP+A and John said it looked fine. Because of the need to separate out SHPO work, Eagle provided a proposal to cover this additional work. Augie DeFrance made a motion to approve the additional proposal of \$1,650, seconded by Ed Dypa. The vote to approve was unanimous. Bob will take care of paperwork.

PROPOSED CONTRACT SPECIFICATIONS, PLAN AND SCHEDULE

Ron said that he, Phil, and John Ireland met with the mayor, city attorney, and Donna Imme to review the bid process and timeline. The Mayor wishes to use Middletown labor for construction, which will be reflected in language in the bid documents.

Ron pulled together a draft time line, which was distributed. Jan noted she needed additional time to write her application once SP+A provided the drawings on March 6 and SHPO will need 30 to 45 days to review these before bid documents can be released.

Jan suggested committee members meet with Jan/Laura for a preliminary review between March 6 and 11 and she will set up a meeting. She emphasized the importance to combine the SHPO historic grant application and tax credit review processes. Rejection of elements in the grant will lead to rejection for tax credits. The planned meeting with SHPO will need to address these issues and identify any problem areas, including the front entry, that can be addressed at the March 11 committee meeting.

7.0 OTHER BUSINESS

COMCAST PRESENTATION

Ron suggested a follow-up Comcast presentation after all the drawings and interior are complete or when GC is selected, as it will be a milestone. The committee agreed and also looks forward to a ground-breaking ceremony as another celebratory event.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Augie DeFrance and seconded by Ryan Kennedy, the vote was unanimous and the meeting adjourned at 8:07 PM.